

BILL NO. R-76-06-07

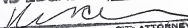
RESOLUTION NO. R- 57-76

A RESOLUTION confirming the Declaratory Resolution to amend the Urban Renewal Plan for Neighborhood Development Program IND A-14 adopted by the City of Fort Wayne Department of Redevelopment on April 12, 1976 and confirming the Approval Order and Resolution of the Fort Wayne City Plan Commission concerning the above on April 26, 1976.

WHEREAS, the Fort Wayne Redevelopment Commission adopted Declaratory Resolution to Amend the Urban Renewal Plan for Neighborhood Development Program IND. A-14 on April 12, 1976 based on plans filed in the office of said Fort Wayne Redevelopment Commission; a copy of which Declaratory Resolution is attached hereto, made a part hereof and marked "EXHIBIT A";

WHEREAS, the Plan Commission of the City of Fort Wayne at its Executive Session on April 26, 1976, adopted and issued a written order approving said Declaratory Resolution and Amendment to the Urban Renewal Plan referred to therein, relative to the said Neighborhood Development Program IND. A-14, a copy of which Approval Order is attached hereto and made a part hereof and marked "EXHIBIT B";


WHEREAS, the foregoing actions of the Fort Wayne Redevelopment Commission and the Fort Wayne City Plan Commission are in accordance with the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented).

APPROVED AS TO FORM
AND LEGALITY,

CITY ATTORNEY

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4 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
5 OF THE CITY OF FORT WAYNE, INDIANA:

6 SECTION 1. That the said actions are hereby
7 approved, ratified and confirmed.

8 SECTION 2. That this Resolution shall be in full
9 force and effect from and after its passage and approval
10 by the Mayor.

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13 Councilman
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Read the first time in full and on motion, by _____, seconded by _____, and duly adopted: read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 197____, at _____ o'clock P.M., E.S.T.

Date: _____ CITY CLERK

Read the third time in full and on motion by V. Schmidt, seconded by Trinio, and duly adopted, placed on its passage. Passed ~~(LAST)~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT
TOTAL VOTES	<u>8</u>	<u>0</u>		<u>1</u>	
BURNS	<u>X</u>				
EVINGA	<u>X</u>				
HUNTER	<u>X</u>				
MOSES	<u>X</u>				
NUCKOLS				<u>A</u>	
SCHMIDT, D.	<u>X</u>				
SCHMIDT, V.	<u>X</u>				
STIER	<u>X</u>				
TALARICO	<u>X</u>				

DATE: 6-8-76 Charles W. Westerman / W.E.
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. B-57-76 on the 8th day of June, 1976.

ATTEST: (SEAL) James S. Sitten
Charles W. Westerman / W.E.
CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th day of June, 1976, at the hour of 11:00 o'clock A. M., E.S.T.

Approved and signed by me this 9th day of June, 1976, at the hour of 5:00 o'clock P. M., E.S.T.

Charles W. Westerman / W.E.
CITY CLERK
Robert E. Armstrong
11-702



THE CITY OF FORT WAYNE

COMMUNITY DEVELOPMENT & PLANNING
division of long range planning and zoning

May 25, 1976

COMMUNICATIONS FROM CITY PLAN COMMISSION

Members of the Common Council
City-County Building
One Main Street
Fort Wayne, Indiana 46802

Gentlemen and Mrs. Schmidt:

Attached hereto is a resolution pertaining to the AMENDMENT OF THE URBAN RENEWAL PLAN FOR NEIGHBORHOOD DEVELOPMENT PROGRAM (IND. A-14).

The Commission found that the above mentioned project was in conformance with the Master Plan of the Development of the City of Fort Wayne.

The Commission approved this project at this regular meeting held April 26, 1976, and is forwarding this Resolution to the Common Council for introduction and action.

If there are any questions with regard to this resolution, please feel free to call on us.

Respectfully Submitted,

CITY PLAN COMMISSION

Joseph N. Adair
Secretary



RESOLUTION OF THE
FORT WAYNE CITY PLAN COMMISSION

The City Plan Commission of the City of Fort Wayne in Executive Session on April 26, 1976, having before it a copy of the Fort Wayne Redevelopment Commission's Declaratory Resolution to Amend the Urban Renewal Plan for Neighborhood Development Program (IND. A-14) adopted by the Redevelopment Commission on April 12, 1976, together with the Urban Renewal Plan referred to therein and the necessary supporting data and all of which having been duly considered, the Fort Wayne City Plan Commission upon motion by Ms. Gertrude Wiegel, seconded by Mr. Jim Kelley, and unanimously approved, adopted the following Resolution:

WHEREAS, the Fort Wayne Redevelopment Commission has submitted to the Fort Wayne City Plan Commission an amended Declaratory Resolution adopted by the Fort Wayne Redevelopment Commission on April 12, 1976, designated as "Declaratory Resolution to Amend the Urban Renewal Plan for Neighborhood Development Program (IND. A-14)", together with the Urban Renewal Plan referred to therein and supporting data all as required by the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and said Declaratory Resolution and Urban Renewal Plan having been duly considered by the Fort Wayne City Plan Commission and found to be in conformance with the Master Plan of Development for the City of Fort Wayne.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that said Declaratory Resolution to Amend the Urban Renewal Plan for Neighborhood Development Program (IND. A-14) and said Urban Renewal Plan conforms to the Master Plan of Development for the City of Fort Wayne and said Declaratory Resolution and Urban Renewal Plan is accordingly hereby approved.

BE IT FURTHER RESOLVED that the President of this Commission be and he is hereby authorized to deliver to the Fort

Wayne Redevelopment Commission and to the Common Council of the City of Fort Wayne a certified copy of this Resolution which shall constitute the approving order of the Fort Wayne City Plan Commission as required by law approving said Declaratory Resolution to Amend the Urban Renewal Plan for Neighborhood Development Program (IND. A-14) and said Urban Renewal Plan.

Joseph N. Adair
Joseph N. Adair, Secretary
FORT WAYNE CITY PLAN COMMISSION

STATE OF INDIANA)
COUNTY OF ALLEN) SS:

I, Charles N. Hall, President of the Fort Wayne City Plan Commission, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution adopted by the Fort Wayne City Plan Commission at an Executive Meeting of said Commission held on April 26, 1976, and as the same appears of record in the official records of the said Plan Commission dated the 26th day of April, 1976.

Approved:

Charles N. Hall
Charles N. Hall, President
FORT WAYNE CITY PLAN COMMISSION

CITY OF FORT WAYNE
DEPARTMENT OF REDEVELOPMENT

DECLARATORY RESOLUTION
TO AMEND THE URBAN RENEWAL
PLAN FOR NEIGHBORHOOD
DEVELOPMENT PROGRAM IND. A-14
ADOPTED: April 12, 1976

WHEREAS, the Fort Wayne Redevelopment Commission, after making investigations, studies and surveys of various blighted, deteriorated and deteriorating areas within the City of Fort Wayne, Indiana and of the causes contributing to the blighting and deterioration of such areas, found the following area in the City of Fort Wayne, Indiana to be blighted, deteriorated and deteriorating within the meanings of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented), which area is bounded as follows:

BOUNDARIES OF WEST CENTRAL RENEWAL AREA (NDP. NO. 2)

Beginning at a point formed by the intersection of the north right-of-way line of Berry Street and the east right-of-way line of Fulton Street; thence south along the east right-of-way line of Fulton Street to the north right-of-way line of Jefferson Street; thence east along said right-of-way line to the east right-of-way line of Webster Street; thence south along said right-of-way line to the south right-of-way line of Baker Street; thence west along said right-of-way line for a distance of 20 feet more or less to a point; thence south along a line parallel to the right-of-way line of Webster Street, if extended, to the Penn Central Railroad track; thence west along said tract to the centerline of Swinney Park Place; thence north along said centerline to the northerly right-of-way line of Jefferson Street; thence northeasterly along said right-of-way line to the west right-of-way line of Garden Street; thence north for a distance of 75 feet more or less to a point; thence west along a line perpendicular to Garden Street for a distance of 220 feet more or less to a point; thence north along a line to a point on the south right-of-way line of Washington Street, said point being 165 feet more or less west of the west right-of-way line of Garden Street; thence north along a line to the center of the St. Mary's River; thence northeasterly along said center to the northerly right-of-way line of Van Buren Street; thence south along said right-of-way line to the north right-of-way line of Berry Street; thence east along said right-of-way line to the

east right-of-way line of Fulton Street, which is the point of beginning.

These boundaries are outlined on the NDP Boundary Map, Exhibit B.

WHEREAS, the Commission caused to be prepared maps and plats showing the boundaries of the described blighted, deteriorated and deteriorating area, the location of various parcels of property, streets, alleys and other features affecting the acquisition, clearance, replanning, rezoning or urban renewal of such area, indicating any parcels of property to be excluded from the acquisition and the portions of the area acquired which are to be devoted to streets, alleys, sewerage, playground and other public purposes under the urban renewal plan; also a list of the owners of the various parcels of property to be acquired, all of which appropriately identified by numbers were filed with the Redevelopment Commission and entitled:

Urban Renewal Plan for Neighborhood Development
Program for East Central Renewal Area (NDP Area #1)
and West Central Renewal Area (NDP Area #2) dated
March, 1974

and,

WHEREAS, among other provisions of said Urban Renewal Plan, for the Neighborhood Development Program IND A-14, provisions were established for the redevelopment of the various parcels of real property to be acquired which established land uses and building requirements, and

WHEREAS, it now appears desirable to amend Section C 2 (b) of said land uses and building requirements established for the redevelopment of tracts 2, 3 and 5 in order to dispose of property acquired in an expeditious manner and for reuse purposes that have been recommended by City Planners and disposition officials of the Department of Housing and Urban Development; and

WHEREAS, it is further desirable to amend Section D, 2 (vi) b, Section E, and Section F for the above stated purposes.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, that the Urban Renewal Plan for the Neighborhood

be amended and the same is hereby amended as follows:

Section C. GENERAL LAND USE PLAN

3. Planning Criteria or Standard to be Used

b. West Central Project Area (Page 7)

1. Type, Intensity and Location of Other Uses Permitted In The Predominant Land Use Categories

In Tracts 1, 2, and 4, no residential, commercial, or industrial use will be permitted. Public is specified and will be permitted as long as it is compatible with the surrounding areas.

In Tract 5, commercial or residential (but not both on the same tract) will be permitted as long as it is compatible with the surrounding area.

In Tract 3, Public and/or residential with supportive commercial facilities will be permitted as long as it is compatible with the surrounding area.

Section D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PROGRAM OBJECTIVES

2. Acquisition and Clearance

(vi)

B. West Central (Page 10)

Para. 2.

The West Central Project Area consists of two and one-half (2½) blocks identified as portions of Block 39, 43, 57, and 61 with all of Block 52 (See Exhibit D). Blocks 43, 61, and the portion of Block 57 will be developed as open space, green areas or parks in conformance with the Land Use Plan. Block 52 will be developed as residential with supportive commercial and/or public as long as it is compatible with the surrounding area. The portion of Block 39 will be developed as residential or limited business (but not both on the same tract) as long as it is compatible with the surrounding area.

Section E. LAND DISPOSITION SUPPLEMENT

1. Specific Land Use Designations and Standards or Controls to be Imposed on Land to be Offered

(c) Controls for Commercial Areas

All commercial uses shall conform to the requirements of the Municipal Code of the City of Fort Wayne.

G. OTHER PROVISIONS NECESSARY TO MEET STATE
AND LOCAL REQUIREMENTS

- b. Indiana Law requires that any zoning changes be set forth in the Plan. A portion of Block 43 will be rezoned from R-3 to a B1B, Limited Business.
- c. A resolution declaring both NDP areas as blighted, deteriorated, or deteriorating areas was adopted initially by the Fort Wayne Redevelopment Commission on March 19, 1973 and City Council on March 28, 1973, and a new Declaratory Resolution for the East and an Urban Renewal Plan, dated March, 1974, was adopted by the Fort Wayne Redevelopment Commission on March 14, 1974, approved by City Plan Commission on March 18, 1974 and by the City Council on March 19, 1974. An amended Declaratory Resolution for East and West Central Areas and Urban Renewal Plan dated March, 1974 was approved by Fort Wayne Redevelopment Commission on July 8, 1974 and by City Council on July 23, 1974. The Urban Renewal Plan dated March, 1974 was approved by the Department of Housing & Urban Development on July 26, 1974.

URBAN RENEWAL PLAN
FOR
NEIGHBORHOOD DEVELOPMENT PROGRAM
FOR
EAST CENTRAL RENEWAL AREA (NDP AREA #1)
AND
WEST CENTRAL RENEWAL AREA (NDP AREA #2)

This Urban Renewal Plan Amends
in part Document No. 73 10808 dated May
8, 1973 @ 2:45 P.M. and Document No.
75-23336 dated October 29, 1975 @ 10:44 P.M.

Prepared By:

March, 1976

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A. DESCRIPTION OF NEIGHBORHOOD RENEWAL AREA BOUNDARIES

The two urban renewal areas included within the Neighborhood Development Program are located within the City of Fort Wayne, County of Allen and State of Indiana and are described as follows:

BOUNDARIES OF EAST CENTRAL RENEWAL AREA (NDP. NO. 1)

Beginning at a point formed by the intersection of the west right-of-way line of Lafayette Street and the north right-of-way line of Main Street; thence east along the north right-of-way line of Main Street to the Norfolk and Western Railroad track; thence easterly along said tract to the east right-of-way line of Coombs Street; thence south along said right-of-way line to the north right-of-way line of Wayne Street; thence east along said right-of-way line to the east right-of-way line of University Street, if extended; thence south along said right-of-way line to the northerly right-of-way line of Maumee Avenue; thence easterly along said right-of-way line to the east right-of-way line of Ohio Street; thence south along said right-of-way line to the south right-of-way line of the first alley south of Lewis Street; thence west along said right-of-way line to a point 230 feet more or less west of the west right-of-way line of Chute Street; thence south along a line parallel to Chute Street to the south right-of-way line of Hugh Street; thence west along said right-of-way line to the west right-of-way line of Gay Street; thence north along said right-of-way line to the south right-of-way line of the first alley south of Lewis Street; thence west along said right-of-way line to the west right-of-way line of Lafayette Street; thence north along said right-of-way line to the north right-of-way line of Main Street, which is the point of beginning.

BOUNDARIES OF WEST CENTRAL RENEWAL AREA (NDP. NO. 2)

Beginning at a point formed by the intersection of the north right-of-way line of Berry Street and the east right-of-way line of Fulton Street; thence south along the east right-of-way line of Fulton Street to the north right-of-way line of Jefferson Street; thence east along said right-of-way line to the east right-of-way line of Webster Street; thence south along said right-of-way line to the south right-of-way line of Baker Street; thence west along said right-of-way line for a distance of 20 feet more or less to a point; thence south along a line parallel to the right-of-way line of Webster Street, if extended, to the Penn Central Railroad track; thence west along said tract to the centerline of Swinney Park Place; thence north along said centerline to the northerly right-of-way line

of Jefferson Street; thence northeasterly along said right-of-way line to the west right-of-way line of Garden Street; thence north for a distance of 75 feet more or less to a point; thence west along a line perpendicular to Garden Street for a distance of 220 feet more or less to a point; thence north along a line to a point on the south right-of-way line of Washington Street; said point being 165 feet more or less west of the west right-of-way line of Garden Street; thence north along a line to the center of the St. Mary's River; thence northeasterly along said center to the northerly right-of-way line of Van Buren Street; thence south along said right-of-way line to the north right-of-way line of Berry Street; thence east along said right-of-way line to the east right-of-way line of Fulton Street, which is the point of beginning.

These boundaries are outlined on the NDP Boundary Map, Exhibit B.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

The following objectives have been established for the redevelopment of the urban renewal areas:

1. General Objectives

- a. To preserve and create an environment within the neighborhood renewal areas which will protect the health, safety and general welfare of the citizens of the City while increasing the existing values of properties within and adjacent to these areas, in addition to assisting to preserve the taxable value of properties within the area.
- b. To eliminate the substandard structures, blighting influences and environmental deficiencies which presently exist and detract from the appearance, unity and economic welfare of the City and to establish conditions that will prevent this area from deteriorating in the future.
- c. To provide for an orderly, physical, social and economic growth through renewal activity, while establishing patterns of land use activities arranged in compatible groupings to enhance efficiency of operation and economic relationships within the area.

2. West Central Area

- a. To assemble land into parcels functionally adaptable in both shape and size for ready disposition and redevelopment in accordance with contemporary development needs and standards.
- b. To achieve development that is integrated, both functionally and aesthetically with existing development which is to remain.
- c. To provide for an improved and suitable living environment for the citizens in this area.

3. East Central Area

- a. To achieve development that is integrated both functionally and aesthetically with existing development which is planned.
- b. To provide for the orderly, physical, social and economic growth of this area through controlled development.
- c. To protect the residential areas from adjacent non-residential activities by proper screening, buffering and landscaping.

1. Land Use Maps

Exhibit E for East Central Area and Exhibit F for West Central Area identifying predominant land uses and public right-of-ways.

a. Predominant Land Uses

Major land uses in the East Central Area are as follows:

Residential
Residential Related

Major land uses in the West Central Area are as follows:

Residential and/or Commercial
Public - Semi-Public

All uses are described herein.

b. Major Circulation Routes

Exhibit M displays the major and secondary thoroughfares along with the public right-of ways throughout the East Central Area.

Exhibit N denotes the major and secondary thoroughfares throughout the West Central Area, along with indicating the public right-of-ways.

2. Description of Predominant Land Uses

a. East Central Area

1. Permitted Land Uses

Commercial (General Business)

Single Family Residential

- (a) One family residential
- (b) Public Park or Recreation Area
- (c) Church; Public or Parochial Primary or Secondary School
- (d) Home Occupation
- (e) Accessory Building and use

Two-Family Residential

- (a) All use permitted in single family residential
- (b) Two-family residence
- (c) Day Nursery, if prior approval of the Board of Zoning Appeals
- (d) Accessory Building and use

Multiple Family Residence

- (a) All uses permitted in two-family residential
- (b) Multiple family residence
- (c) Apartment Hotel
- (d) Day Nursery, Tourist Home, Lodging Home
- (e) Nursing Home or Rest Home
- (f) Non-profit private club
- (g) Mortuary
- (h) Accessory Building and use

Limited Business

- (a) All uses permitted in Multiple Family residence
- (b) Agricultural
- (c) Public Parking Area
- (d) Taxi station
- (e) Travel Bureau
- (f) Hat cleaning and repair shop
- (g) Self-service laundry or agency
- (h) Record shop
- (i) Bakery goods
- (j) Confectionary
- (k) Grocery
- (l) Hardware
- (m) Jewelry
- (n) Paint Store
- (o) Sporting Goods
- (p) Service Station
- (q) Appliance Store
- (r) Etc. - For others see listing in the City of Fort Wayne
Zoning Ordinance (Page 21)

General Business

- (a) All uses permitted in Limited Business category
- (b) Automotive service:
 - Repair and body shop
 - Public Garage
 - Showroom and car lots
 - Mobile home sales lot
- (c) General Retail - including but not limited to:
 - Antique Shop
 - Boat showroom
 - Art store
 - Home accessory display
 - Pawn shop
- (d) Recreational Enterprises, - including but not limited to:
 - Dance Hall
 - Night Club
 - Skating Rink
- (e) Business and Trade Schools
- (f) Motor Bus or Railroad Passenger Station
- (g) Repair and service establishment
- (h) Rescue and Revival Mission
- (i) Accessory Building and Use
- (j) Etc. - For others, see listing in the City of
Fort Wayne Zoning Ordinance (Page 23)

Density Requirements - - None

Residential Requirements

- Front Yard - None
- Side Yard - None
- Rear Yard - 25'
- Maximum height - 50'
- Landscape - 10% of the open space
- Minimum floor space - 480 sq. ft. per unit
- Parking - 1 1/2 spaces per unit

Commercial Requirements

Front yard - none

Side yard - none

Rear yard - none

Maximum height - 50'

Maximum coverage - 30% of lot area

Landscape - 10% of the open space

Parking - one space for every 200 sq. ft. of gross floor area (average)

Minimum floor space - none

Public and Semi-Public Requirements

Submission of plans and application to Board of Zoning Appeals

Front yard - none

Side yard - none

Rear yard - none

Maximum height - 50'

Maximum coverage - 30% of lot area

Landscape - 10% of the lot area

Minimum floor space - none

Parking - 1 space per each 200 sq. ft. of floor space

b. West Central Area

1. Permitted Land Uses

Commercial (General Business)

Single Family Residential

(a) One-family residential

(b) Public Park or Recreation Area

(c) Church; Public or Parochial Primary or Secondary School

(d) Home occupation

(e) Accessory building and use

Two Family Residential

(a) All use permitted in single family residential

(b) Two family residence

(c) Day Nursery if prior approval of the Board of Zoning Appeals

(d) Accessory building and use

Multiple Family Residence

(a) All uses permitted in two family residential

(b) Multiple family residence

(c) Apartment Hotel

(d) Day Nursery, Tourist Home, Lodging Home

(e) Nursing Home or Rest Home

(f) Non-profit private club

(g) Mortuary

(h) Accessory building and use

Density Requirements - None

Residential Requirements

Front yard - 25'

Side Yard - 20% of aggregate width

Rear yard - 25'

Maximum height - 50'

Maximum coverage - 30% of lot area

Landscape - 10% of open space

Minimum floor space - 480 sq. ft.

Parking - 1 1/2 spaces per dwelling unit

Public and Semi-Public Requirements

Submission of plans and application to the
Board of Zoning Appeals
Front Yard - 25'
Side Yard - 20'
Rear Yard - 25'
Maximum Height - 50'
Maximum Coverage - 30% of lot area
Parking - 1 space for each 200 sq. ft.
Minimum floor space - none

3. Planning Criteria or Standard to be Used

a. East Central Project Area

1. Type, Intensity, and Location of other Uses Permitted in the Predominant Land Use Categories

In Tract 1 and 2, residential and residential related uses will be permitted. The location and intensity must be compatible with residential use.

2. Type, Location, and Other Characteristics or Requirements of Internal Circulation System

This area includes several major and minor thoroughfares that are part of the overall street system. Changes in circulation shall consider the central city access and the effective bypass of thorough traffic. Separation of vehicular and pedestrian traffic is a major objective.

3. Need, Type, Location, and Other Characteristics of Public Improvements Not Identified on the Land Use Plan Maps

Planning criteria and/or standards shall be based upon the City of Fort Wayne Master Plan and Zoning Ordinance.

b. West Central Project Area

1. Type, Intensity, and Location of Other Uses Permitted In The Predominant Land Use Categories

In Tracts 1, 2, and 4, no residential, commercial, or industrial use will be permitted. Public is specified and will be permitted as long as it is compatible with the surrounding areas.

In Tract 5, commercial or residential (but not both on the same tract) will be permitted as long as it is compatible with the surrounding area.

In Tract 3, public and/or residential with supportive commercial facilities will be permitted as long as it is compatible with the surrounding area.

2. Type, Location, and Other Characteristics of Requirements of Internal Circulation System

This area includes several major and minor thoroughfares that are part of the overall street system. Changes in circulation shall consider the central city access and the effective bypass of through traffic. Separation of vehicular and pedestrian traffic is a major objective.

3. Need, Type, Location, and Other Characteristics of Public Improvements not identified on the Land Use Plan Maps

Planning criteria and/or standards shall be based upon the City of Fort Wayne Master Plan and Zoning Ordinance.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PROGRAM OBJECTIVES

1. Rehabilitation

No structural rehabilitation is contemplated during the action year of the target areas in both NDP areas.

2. Acquisition and Clearance

Conditions and reasons under which properties may be acquired and cleared as follows:

- (i) To remove buildings with major deficiencies which are substandard warranting clearance.
- (ii) To remove buildings with minor deficiencies in order to effectively remove blighting influences which might include the following:
 - Incompatible land uses or land use relationships
 - Overcrowding of structures on parcel
 - Obsolete buildings not suitable for improvement or conversion
- (iii) To meet the goals and objectives of the overall plans for the area.
- (iv) To provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities in accordance with design criteria.
- (v) None of the structures in these areas are of significant architectural or historical value.

- (vi) Basically, to clear several sound structures to whatever extent feasible to enable land to be assembled into groupings of parcels to meet contemporary development standards and needs. However, predominantly all structures are of a substandard nature requiring clearance.

The specific criteria for determining building conditions or environmental deficiencies were previously submitted in the NDP application. The real property to be acquired for clearance is shown on the Land Acquisition Maps, Exhibits G and H. The properties fall into one of the above categories and are more particularly described as follows:

A. East Central

Comprises two (2) regular block areas bounded roughly by Wayne, Comparet, Washington Boulevard, and Harmar Streets, all of which are located within the NDP boundaries and more specifically within the action year boundary. Proposed treatment will be total clearance.

Land use of the area designated as Block 15 and Block 16 on Project Area Map, Exhibit C, will be confined to residential and residential related development in conformance with the overall Land Use.

Ingress and egress to the residential development shall be gained through Comparet, King, and Harmar Streets, respectively.

B. West Central

Consists of five (5) separate target areas comprising two and one-half (2½) blocks located entirely within the NDP boundaries. Proposed treatment will be total clearance within the five (5) target areas.

The West Central Project Area consists of two and one-half (2½) blocks identified as portions of Block 39, 43, 57, and 61 with all of Block 52 (See Exhibit D). Block 43, 61, and the portion of Block 57 will be developed as open space, green areas or parks in conformance with the Land Use Plan. Block 52 will be developed as residential with supportive commercial and/or public as long as it is compatible with the surrounding area. The portion of Block 39 will be developed as residential or limited business (but not both on the same tract) as long as it is compatible with the surrounding area.

All of the land acquired by the Fort Wayne Redevelopment Commission will be disposed of within a twelve (12) month period by entering

into disposition agreements with private developers. These agreements will stipulate that redevelopment activities will be initiated within the twelve (12) month funding period of the action year of the NDP. It is proposed that prior to the end of the twelve (12) month action year, a redeveloper will be selected and committed to purchase the disposition parcel for development purposes.

The redeveloper or redevelopers will be required by contractual agreement to observe all of the land use and building requirements of the Urban Renewal Plan.

The redeveloper or redevelopers will not be permitted to defer the start of construction for a period longer than that required for the preparation of necessary redevelopment plans, their review, and approval of the City of Fort Wayne, Department of Redevelopment, and as specified above, redevelopment activities must begin in the action year period.

3. Temporary Project Improvements and Facilities

All project improvements and facilities constructed will be of a permanent nature.

4. Statement on Underground Utility Lines

- a. No existing overhead utility lines will be required to be placed underground.
- b. No proposed utility lines will be placed underground unless determined by the Commission that such an improvement will enhance the overall Plan for the area.

E. LAND DISPOSITION SUPPLEMENT

1. Specific Land Use Designations and Standards or Controls to be Imposed on Land to be Offered

In order to ensure continued improvements and upgrading not only in the project area, but also the surrounding neighborhood, the following controls and standards will be imposed upon any development within the areas to the extent reasonably necessary to assure sound and compatible redevelopment.

(a) Residential Uses

The preferred uses in this land use category are single and/or multi-family units. Other permitted uses are green areas and auxiliary garages.

Specific Land Use Controls

(i) Maximum Density

1 or 2 bedroom units--minimum 2,500 sq. ft. of land per unit; 3 or more bedroom units--minimum 4,000 sq. ft. of land per unit in determining densities, no part of any existing street right-of-way or any proposed rights-of-way shall be included.

(ii) Maximum Lot Coverage

30% of tract use, exclusive of streets or 1,800 sq. ft. whichever is greater.

(iii) Maximum Building Height

Principal Structure - 25 feet
Accessory Structure - 12 feet

(iv) Minimum Set-backs

Front Yard - 25 feet
Rear Yard - 25% of lot depth or 25 feet whichever is less
Side Yard - 25 feet or 20% of aggregate width

(v) Off-Street Parking

Minimum of one and one-half space per unit, most to be in an acceptable location to buildings served.

(vi) Landscaping

In both areas, a minimum twenty-five (25) foot landscaped buffer strip will be required for the protection and aesthetic enhancement and for screening of traffic and other objectionable noises.

(b) Public, Semi-Public and Open Space

1. Preferred Uses:

Playgrounds
Community Center
Green Areas

2. Other Permitted Uses:

Parking Areas - One space for every
200 sq. ft. of floor space

Controls for Community Center

(i) Maximum Density - Not required

(ii) Maximum Land Coverage

Thirty (30%) of Lot area or 1,800 sq. ft. whichever is greater

(iii) Maximum Building Height

Principal Structure--not more than
50 feet

Accessory Structure--twelve (12) feet

(iv) Minimum Set-backs

Front Yard - 15 feet

Back Yard - 25% of lot depth or 25 feet
whichever is less

Side Yards - three feet for each 12 feet
of building height or
fraction thereof

(v) Landscaping

10% of the open space

(c) Controls for Commercial Areas

All commercial uses shall conform to the requirements of the Municipal Code of the City of Fort Wayne.

See Exhibits O and P which outline in a schematic presentation of the tentative proposal plan for the East and West Central Areas.

The site plan and exterior design of all buildings and development proposed for the project areas, as well as the foregoing regulations and controls contained in this plan shall be binding and effective by deed upon all purchasers of land, their heirs and assigns, in the City of Fort Wayne, Indiana, covered by this Plan from the date of its approval by the Governing Body of the City of Fort Wayne, Indiana.

The Fort Wayne Redevelopment Commission reserves the right to make any changes, amendments, additions, deletions in regards to the foregoing land disposition controls that are hereby imposed if it is deemed that such changes would enhance redevelopment in the areas covered by this plan.

Any and all regulations and controls of the Plan, including the aforementioned may be waived by the Commission if they feel it is in the best interest of the overall Plan. However, at no time shall the acquisition, use, disposal or conveyance of land or improvements within the Project Area to or by any persons be denied, restricted, or abridged, nor occupancy or possession thereof preferred, segregated or refused because of race, color, creed, or nationality or ancestry. Further, all redevelopers shall comply with all Federal, State and local laws, in effect from time-to-time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin in the sale, lease, or occupancy of any project property.

The provisions of this section shall also apply to any facilities outside the Project Area utilized as non-cash grants-in-aid for this Project.

"Controls on Parcels "Not to be Acquired"

In addition to the requirements set forth above for the entire Project Area and for each section thereof, property not to be acquired must meet the minimum applicable regulations of the City of Fort Wayne pertaining to housing and building codes and maintenance.

2. Circulation Requirement

In both areas there exists an adequate traffic pattern to effectively and efficiently serve the Project Areas. Exhibits M and N outline the circulation pattern effecting the East and West Central Areas, respectively.

In the East, or Area #1, Washington Boulevard, a major west-bound one-way artery is adjacent to the proposed residential use to the north. Ingress and egress to the residential development on Block No. 15 and No. 16 is gained through King, Harmar, and Comaret Streets.

In the West, or Area #2, accessibility is available in all five (5) target areas. Major and secondary thoroughfares provide the ingress and egress proposed for the land uses desired.

3. Statement of Obligations to be Imposed on Redevelopers

- a. All private redevelopers will be required to execute a disposition agreement within the twelve (12) month period for land designated for residential reuse purposes with the exception of non-residential and public redevelopers, who will not be required to meet the aforementioned contractual condition. However, all development activity will be initiated during the twelve (12) month action year period.
- b. All private redevelopers will be required to complete the construction of all proposed improvements within a reasonable time following their acquisition of the land.
- c. A redeveloper may not sell, without prior approval of the Fort Wayne Redevelopment Commission and the City Council of the City of Fort Wayne, any or all interest in the designated area prior to the completion of the redevelopment activities and a certificate of occupancy has been issued by the Fort Wayne Building Department.
- d. The land acquired by the Fort Wayne Redevelopment Commission will be disposed of subject to an agreement between the Fort Wayne Redevelopment Commission and the redeveloper. The redeveloper

will be required to meet all the regulations and controls of the Plan. They will further be required to submit a development schedule of activities to the Fort Wayne Redevelopment Commission.

In addition, the following provisions will be included in the agreement:

- (i) The redeveloper will submit to the Fort Wayne Redevelopment Commission the plans and schedule for the proposed development pursuant to the requirements and conditions to be set forth by the Fort Wayne Redevelopment Commission.
- (ii) That the purchase of the land is for the purpose of redevelopment and not for speculation.
- (iii) That the land will be built upon and improved in conformity with the objectives and provisions of the Urban Renewal Plan for these areas.
- (iv) That the redeveloper, their successors or assigned, agree that there will be no discrimination against any person or group of persons based on race, creed, color, sex, national origin or ancestry in the sale, sublease, transfer, use, occupancy, tenure or enjoyment of the land therein conveyed or any improvements erected or to be erected thereon, nor will the redeveloper himself or any person claiming under or through himself permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the therein conveyed, or any improvements erected or to be erected thereon. The above provisions will be perpetual and will run with the land disposed of within the urban renewal area by the City of Fort Wayne, Department of Redevelopment.

4. Commitment to Provide Low and Moderate Income Housing

Given the HUD limitations now in effect, every effort will be made to secure private developers to provide housing commensurate with the income of families and individuals living in both NDP areas.

5. Urban Design Objectives or Controls

The achievement of high quality urban design is a prime objective of the Commission and City. To this end, although not restricted to a specific architectural style, new buildings shall be designed to provide a unified appearance blending harmoniously with the planned development in the area. Particular attention should be directed towards enhancing the architectural appearance of the area. Parking areas shall be handled so as to minimize the visual intrusion of parked

cars. Buffered and landscaped areas will be provided where applicable to enhance the particular development situation. Existing trees shall be preserved whenever possible.

Provision for LPA review and approval of redevelopers as follows:

- (1) For all proposed project development, the site plan, architectural treatment, landscaping and other items related to design objectives shall be subject to the approval of the Fort Wayne Redevelopment Commission. The Commission shall obtain whatever technical counseling appropriate.
- (2) Review of the proposed project development shall be a continuing process at various stages of design. The process shall be such as to preclude the possibility that a developer might devote considerable time and cost to a plan only to find that it is completely unacceptable to the Commission.
- (3) The review process shall be in conjunction with other City departments to ensure proper coordination and that all City regulations are adhered to.
- (4) The details of the submission requirements and stages of review will be outlined by the Commission prior to selection of a developer and disposition of land.

F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

- a. All provisions necessary to conform with State and local law have been compiled with by this Plan and supporting documents.
- b. Indiana law states that there will be no zoning changes.
- c. A resolution declaring both NDP areas as blighted, deteriorated, or deteriorating areas was adopted initially by the Fort Wayne Redevelopment Commission on March 19, 1973 and City Council on March 28, 1973, and a new Declaratory Resolution for the East and an Urban Renewal Plan, dated March, 1974, was adopted by the Fort Wayne Redevelopment Commission on March 14, 1974, approved by City Plan Commission on March 18, 1974 and by the City Council on March 19, 1974. An amended Declaratory Resolution for East and West Central Areas and Urban Renewal Plan dated March, 1974 was approved by Fort Wayne Redevelopment Commission on July 8, 1974 and by City Council on July 23, 1974. The Urban Renewal Plan dated March, 1974 was approved by the Department of Housing and Urban Development on July 26, 1974.


G. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

The Urban Renewal Plan may be modified or varied at any time by a resolution of the City of Fort Wayne Redevelopment Commission; provided, however, that any change affecting any property or contractual right vested in and by the effectuation of the Urban Renewal Plan may be made only after the Commission has received the consent to the change, in writing, from the owner of such vested right. It is further provided that if such written consent cannot be obtained or if the Redevelopment deems the proposed change in the Urban Renewal Plan to be significant, then the Commission shall approve such change only in accordance with the same procedure by which the Plan was originally adopted.

CERTIFICATE OF RECORDING OFFICER

I, Robert W. Hutner, the duly appointed, qualified,
and acting Secretary of the Fort Wayne Redevelopment Commission
do hereby certify that the attached Resolution is a true and
correct copy of a Resolution adopted at the Regular
Meeting of the Fort Wayne Redevelopment Commission, Governing
Body of the City of Fort Wayne, Department of Redevelopment held
on the 12th day of April, 1976 at 7:30
P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand
this 12th day of April, 1976.


Robert W. Hutner, Secretary

Amendment of the Urban Renewal Plan for Neighborhood
Development Program (IND. A-14) - Redevelopment Commission

TITLE OF ORDINANCE _____

DEPARTMENT REQUESTING ORDINANCE _____ City Plan Commission

SYNOPSIS OF ORDINANCE _____

A resolution from the City Plan Commission pertaining to the AMENDMENT OF THE

URBAN RENEWAL PLAN FOR NEIGHBORHOOD DEVELOPMENT PROGRAM (Ind. A-14)

For: Redevelopment Commission.

EFFECT OF PASSAGE _____

EFFECT OF NON-PASSAGE _____

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

ASSIGNED TO COMMITTEE (J.N.) *Finance J. J. J.*